

Coleman Village

Roswell, Georgia

900 Marietta Highway, Roswell, GA 30075

- 1,200 - 3,499 sf available
- Kroger anchored center with an average household income of \$259,662 within one mile of location
- National and local tenant mix to include casual dining, wellness and personal care
- Close proximity to Downtown Roswell



KEY TENANTS

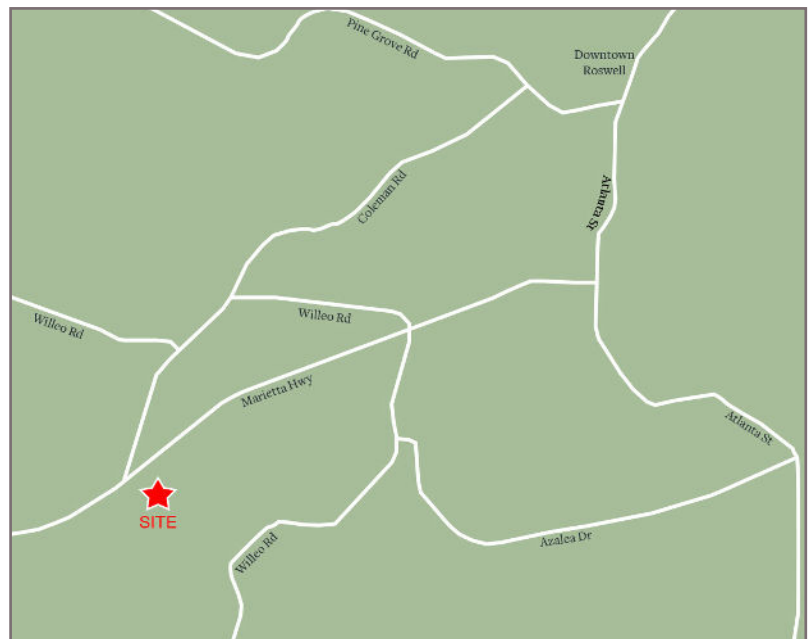
Kroger, Mavis Tire Center, Starbucks and The UPS Store.

TRAFFIC COUNTS

| | | |
|------------------|--------|------|
| Marietta Highway | 27,700 | AADT |
| Atlanta Street | 31,200 | AADT |

DEMOGRAPHICS

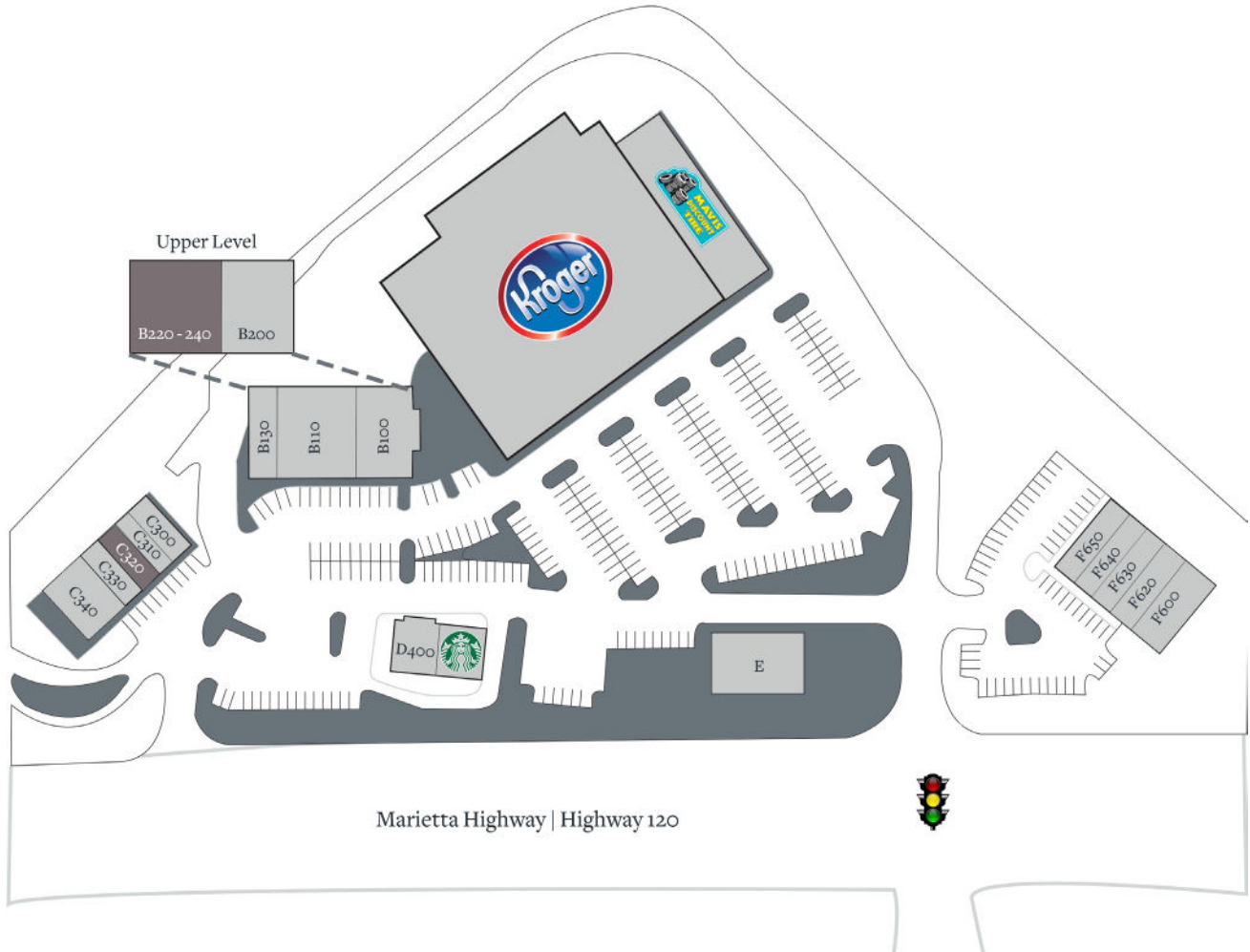
| | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius |
|---------------|-------------|-------------|-------------|
| Population | 5,443 | 70,645 | 200,781 |
| Households | 2,032 | 28,778 | 80,606 |
| Avg HH Income | \$259,662 | \$181,903 | \$183,277 |
| Daytime Pop | 1,401 | 31,969 | 101,027 |



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| Tenant | Sf | Ste | | | |
|------------------------------|--------------|-----------------|------------------------|-------|------|
| Kroger | 45,627 | A1 | Flamingo Dental Escape | 1,200 | C330 |
| Mavis Tire Center | 6,493 | A2 | ATI Physical Therapy | 2,400 | C340 |
| El Porton Mexican Restaurant | 3,874 | B100 | Hazel Family Eyecare | 1,500 | D400 |
| Nagoya Restaurant | 4,500 | B110 | Starbucks | 1,500 | D410 |
| Coleman Cleaners | 2,000 | B130 | Sugar Polish Nail Bar | 3,375 | E |
| Dierkes Family Orthodontics | 2,983 | B200 | Fifth & Mae Salons | 2,800 | F600 |
| Available | 3,499 | B220-240 | Robbins and Co. Home | 1,400 | F620 |
| 100% Chiropractic Wellness | 1,400 | C300 | The UPS Store | 1,400 | F630 |
| New China | 1,000 | C310 | The Framing Studio | 1,400 | F640 |
| Available | 1,200 | C320 | Cherry's Liquor | 1,400 | F650 |